

JAKINS YARD | BARTON ROAD | KITCHEN END | SILSOE | BEDFORDSHIRE | MK42 4QT



SUBSTANTIAL YARD & PREMISES

UP TO 3.5 ACRES / 1.4 HECTARES / 152,347 SQFT

FOR SALE

S.R. Wood & Son

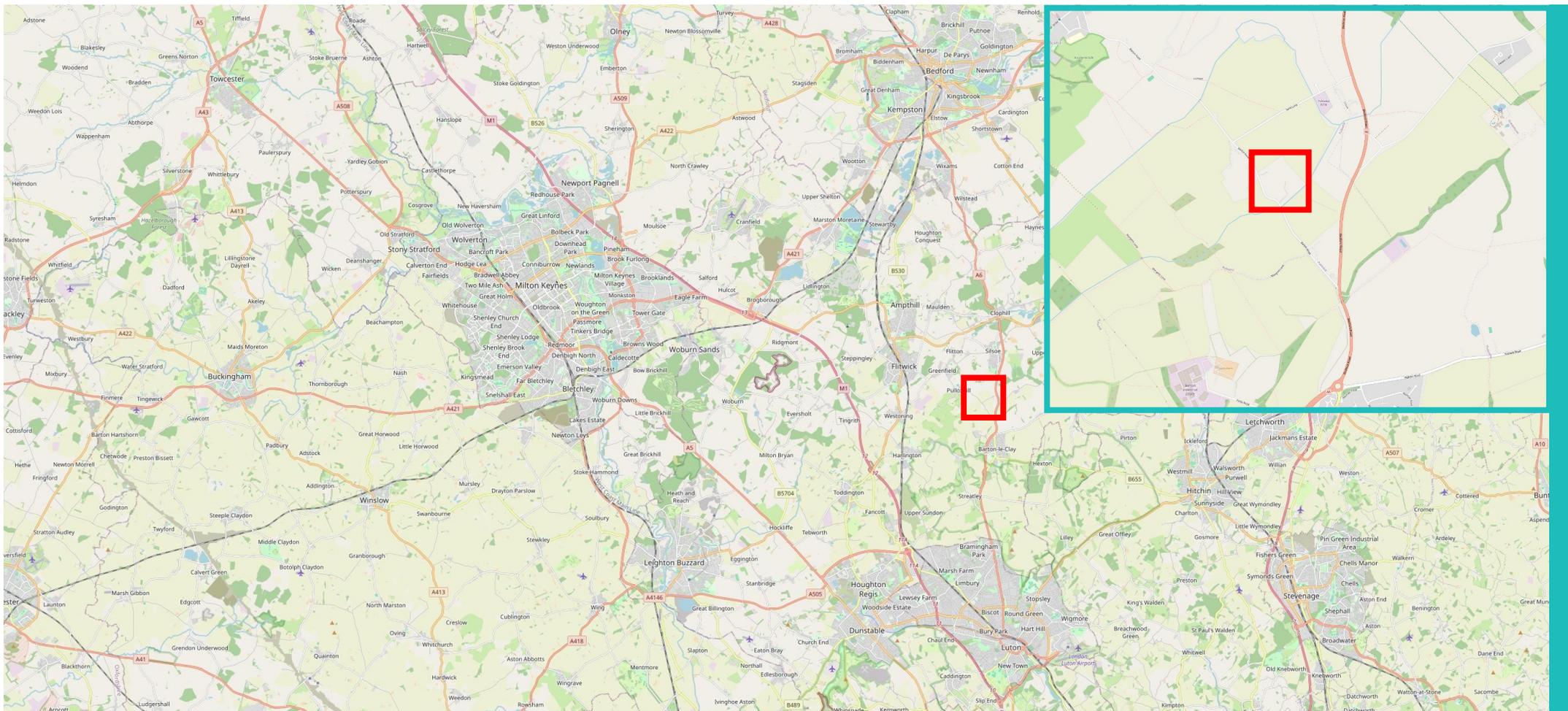
Est.1981

01582 401 221

www.srwood.co.uk



- **Large Open Storage Site**
- **Private Location**
- **Proximity to A6 (Luton to Bedford)**
- **Industrial Unit (circa 6,000 sqft)**
- **Potential On-Site Living Accommodation**



Location

The subject site is located between the Bedfordshire villages of Silsoe and Barton le Clay. Major nearby towns include Bedford to the north; Luton to the south; Flitwick and Amptill to the west and Hitchin to the east. Situated off Barton Road, the site is less than a kilometre from the A6, (leading to Luton and Bedford). Further afield is the M1 (J12).





Description

The overall site consists of two Titles, one of which is for commercial use and the other for residential use - although is being used part commercially. Their respective and combined site areas are as follows (approx):

Space	Acres	Hectares	SqFt	M2
Commercial	2.37	0.95	103,330	9,599
Residential	1.13	0.45	49,017	4,554
Combined	3.50	1.40	152,347	14,154

The commercial aspect of the land currently has planning consent for 'Christmas tree sales' - although pursuant to our discussions with a local planning advisor, it is felt more conventional commercial uses could be obtained STPP. Erected upon the commercial part of the land is an industrial unit measuring approximately 6,000 sqft (557.42 m2). Upon the residential part of the land is a dwelling complete with garden and parking.

Terms

The premises are currently occupied but will be available upon a freehold basis with vacant possession. Our client's preference is to sell the site in its entirety, but may consider a disposal of the commercial and residential parts separately.

- Commercial = **£999,500**
- Residential = **£1,000,000**
- Entire Site = **£1,999,500**

Rateable Value

We have been advised by Central Bedfordshire Council that the Rateable Value for the property is £15,000. Please note this is not Business Rates payable.

VAT

All costs are subject to VAT if applicable.

Viewings

To arrange a viewing and for further information, please contact sole selling agency S.R. Wood & Son Ltd.

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